

DRAFT
PLANNING COMMITTEE MEETING
held at 8.00pm on Thursday 13th December 2018
Small Hall, Claygate Village Hall

Present: Councillors John Bamford, (Chair), Geoff Herbert and Ken Huddart.
In attendance: Shirley Round (Parish Clerk & RFO).
Consultees: Claygate Tree Wardens

1. **Apologies for absence:** Tom Swift
2. **Declarations of Interest in items on the Agenda.**
Cllr John Bamford Chairman of Friends of Capelfield Surgery, Trustee of Friends of Claygate Day Centre, Trustee of CVHA, Bookkeeper at Holy Name Church, Esher
Cllr Geoff Herbert Co-ordinator of Neighbourhood Watch, Member of Claygate Flower and Village Show Committee
Cllr Ken Huddart Chairman of the Claygate Conservation Areas Advisory Committee, Traffic Engineering Consultant, Fellow of Chartered Institution of Highways & Transportation, Fellow of Institution of Engineering & Technology, Fellow of Institution of Civil Engineers.
3. **To confirm the Minutes of the last meeting**
The following amendment to the Minutes of 22nd November was unanimously agreed:
A resident, Mr Collon, addressed the meeting on application 2018/2913 Station House.
The Minutes of the meeting on 22nd November 2018 were then agreed and signed by the Chairman.
4. **To report on the actioning of items from previous Minutes.**
There were no Action Points outstanding.
5. **Notification of Planning Applications.**
This agenda item to be deleted in future Agenda.
6. **Planning correspondence and outstanding results.**
 - i. 2018/3113 discussed previously.
 - ii. Claygate House: Mark Kerr, Marengo Communications requested the opportunity to speak to the Planning Committee to present the emerging proposals for Claygate House. He has been notified of the forthcoming Planning Meeting dates.
 - iii. Danielle Teran has contacted the Chairman asking the Planning Committee to confirm in writing that in future they are willing to accept electronic notification of planning applications. This was agreed. The Clerk will contact Ms Teran. **AP18**
 - iv. 2018/2913 Station House: Noel Isaacs has contacted the Chairman regarding the implications of this application.
 - v. 2018/2930 22 Tower Gardens: Applicant contacted the Chairman regarding the procedures involved in this application.
 - vi. A Freedom of Information Request has been received relating to planning application 2018/2913. The applicant has requested to know the name of the member of the public who addressed the meeting on 22nd November and the topic. This Freedom of Information request has been granted. **AP19**
7. **To discuss and comment on applications decided since the last meeting.**
A report from Cllr Bamford was circulated at the meeting. See Appendix A.

- 8. Applications from EBC weekly lists including confirmation of comments sent to EBC**
- Week ending 23rd November**
- 8.1 2018/3357 14 Derwent Close** – Variation of condition 2 (approved plans) of planning permission 2018/0403 (Front extension, partial garage conversion and alterations to fenestration and external finish) to centre the front porch entrance and alter the fenestration style.
Claygate Parish Council: No comment. Unanimously agreed.
- 8.2 2018/3368 32 Station Road** – single storey rear extension.
Claygate Parish Council: No comment. Unanimously agreed.
- Week ending 30th November**
- 8.3 2018/3438 20 Foley Road** – Part two/part first floor front extension, hip to gable roof extension to both sides incorporating rear dormer windows, front roof lights and raised chimney, conversion of garage into living space and alterations to fenestration following demolition of existing rear dormer window.
Claygate Parish Council: No objection. Unanimously agreed.
- 8.4 2018/3435 19 Glebelands** – non-material amendments to planning permission 2018/2784 for enclosed front porch and alterations to fenestration.
Claygate Parish Council: This application is already decided.
- 8.5 2018/3444 18 Oaken Drive** – single storey rear extension, first floor rear extension incorporating Juliet balcony, side dormer window, front canopy, partial alteration to external materials and alterations to fenestration.
Claygate Parish Council: No objection although the side dormer makes the roof design look clunky. Unanimously agreed.
- 8.6 2018/3467 11 Beaconsfield Road** – non material amendment to planning permission 2016/0225 to reduce footprint of garage and alterations to fenestration including the relocation of doors from side to rear, addition of window to the side and removal of windows from the front and rear.
Claygate Parish Council: This application is already decided.
- 8.7 2018/3470 22 Dalmore Avenue** – hip to gable roof extension, rear dormer window incorporating Juliet balcony, front roof lights and alterations to fenestration and chimney stacks.
Claygate Parish Council: No comment. Unanimously agreed.
- Week ending 7th December**
- 8.8 2018/3549 Lime Tree Cottage, 10 Stevens Lane** – 1.5m increase in ridge height incorporating rooms in the roof space and side roof lights.
Claygate Parish Council: No objection. Unanimously agreed.
- 8.9 2018/3316 48 Common Road** – new vehicular access. No comment. Unanimously agreed.
- 9. To agree budget for 2019/20 and final figures for 2018/19**
- i. The Planning Committee request an increase of £100 to £400 to be included in the budget for 2018/19.
- ii. The final figure for 2018/19 is expected to be approximately £100
- 10. Discuss future projects for 2019/20**
Contingency provision in 2019/20 may be required for forthcoming applications.
- 11. Discuss and agree procedure for public speaking at committee meetings.**
The following will be added to the Planning Remit.
- If a member of the public wishes to make representations at a Parish Council Planning Committee meeting, this must be done in accordance with Standing Orders. Members of the public who make arrangements prior to a meeting will be given priority. Members of the public must consent to their names being listed in the minutes before they are permitted to speak.*
These amendments will be ratified at the Parish Council Meeting on 10th January 2019.
- 12. Report on the East Area Sub-Committee Meeting**
There were no items for Claygate on the meeting held on 3rd December.

13. Licensing applications

There are no new applications in Claygate.

14. Enforcement issues

The committee will be following up the issue of 1 Caerleon Close.

15. Communication of key decisions to residents including input to Courier and the website.

Copy date for the Spring edition of Courier will be 18th January.

16. Matters for Information Purposes Only.

No items to report.

17. To confirm the date of the next meeting and attendance of members of Planning Committee:

Thursday 3rd January 2018, Committee Room, Claygate Village Hall

Elmbridge East Area Planning Committee:

Monday 7th January 2018 – Tom Swift to attend

The meeting closed at 9.35 pm

Chairman:

Dated:

Reserve for the next meeting Cllr Bill Chilcott

Appendix A

11 Applications were decided.

These included 2 LDCS, 2 Variation of Conditions, 2 Non-Material Amendments and 1 Confirmation of Compliance where there is limited scope for Planning to comment or object.

Planning Committee agreed with EBC on 8 decisions. Two Non-Material Amendment decisions were taken within 10 days, before CPC had an opportunity to review and comment.

The Application where CPC did not agree was:-

2018/2212: The Lodge 33 Raleigh Drive Claygate Esher Surrey KT10 9DE

Part two/part single-storey rear extension, first floor side extension and conversion of garage into living space with external alterations following partial demolition of existing house.

CPC raised no objections

EBC stated that the proposed extension by reason of its siting, rear projection and height would result in a loss of light and overbearing impact on a neighbouring property. Also, the proposed side extension would not satisfy the requirement for a minimum separation of 1m. EBC also observed that the property has been substantially extended in the past and has reached the upper capacity limits of the site's development capabilities, especially as the application site is an 'off-shoot' of the donor property 'Breslau'

Other Applications of note were:-

2018/3467: Vellacotts 11 Beaconsfield Road Claygate Esher Surrey KT10 0PN

Non-Material Amendment to planning permission 2016/0225 to reduce footprint of garage and alterations to fenestration including the relocation of doors from side to rear, addition of window to the side and removal of windows from the front and rear.

EBC considered that cumulatively the alterations are materially different and depart from the plans that were approved.

Appeals Lodged and/or Decided

3 Appeals were lodged during November.

2017/3793: 9 Glebelands Claygate Esher Surrey KT10 0LF

Part two/part single-storey side and rear extension, conversion of garage into living space, alterations to fenestration, new vehicular access and associated hardstanding following part demolition of existing front porch and side outbuilding to create 4 flats.

2018/1071: 26 The Avenue Claygate Esher Surrey KT10 0RY

Additional detached single-storey house with rooms in the roof space and dormer windows following part demolition of existing house and garage.

2018/1690: 31 Foley Road Claygate Esher Surrey KT10 0LU

1.8m increase in ridge height with front gable and rear dormer windows.